



Crown Hill

NEIGHBORHOOD PLAN

CROWN HILL NEIGHBORHOOD PLAN

Department of Metropolitan Development
Division of Planning
Indianapolis-Marion County, Indiana

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Table Of Contents

Introduction.....	2
The Neighborhood Setting.....	2
1990 and 2000 Census Information	4
Neighborhood Assessment.....	5
Safety	6
Housing	7
Urban Design	8
Business Development.....	10
Employment.....	12
Communications	13
Exterior Building Conditions Survey.....	14
Land Use Plan	16
Zoning Plan.....	20
Appendix A: Retail Studies.....	A1
Appendix B: Description of Redevelopment Area Activity	A8
Credits	

List Of Maps

Map 1 - Crown Hill Vicinity	3
Map 2 - Exterior Building Conditions	15
Map 3 - Existing Land Use	17
Map 4 - Land Use Plan	19
Map 5 - Existing Zoning	21
Map 6 - Zoning Plan	23

List of Tables

Table 1 - 1990 and 2000 Census	4
Table 2 - Exterior Building Conditions.....	14
Table 3 - Existing Land Use.....	18

INTRODUCTION

This document began as a compilation of all recent work related to the Crown Hill Neighborhood plus Census information and recent fieldwork information. This neighborhood is bounded by 38th Street on the north, Meridian Street on the east, 30th Street on the south, and Dr. Martin Luther King Jr. Street on the west. Studies or initiatives that have been completed recently and are used to prepare this document are:

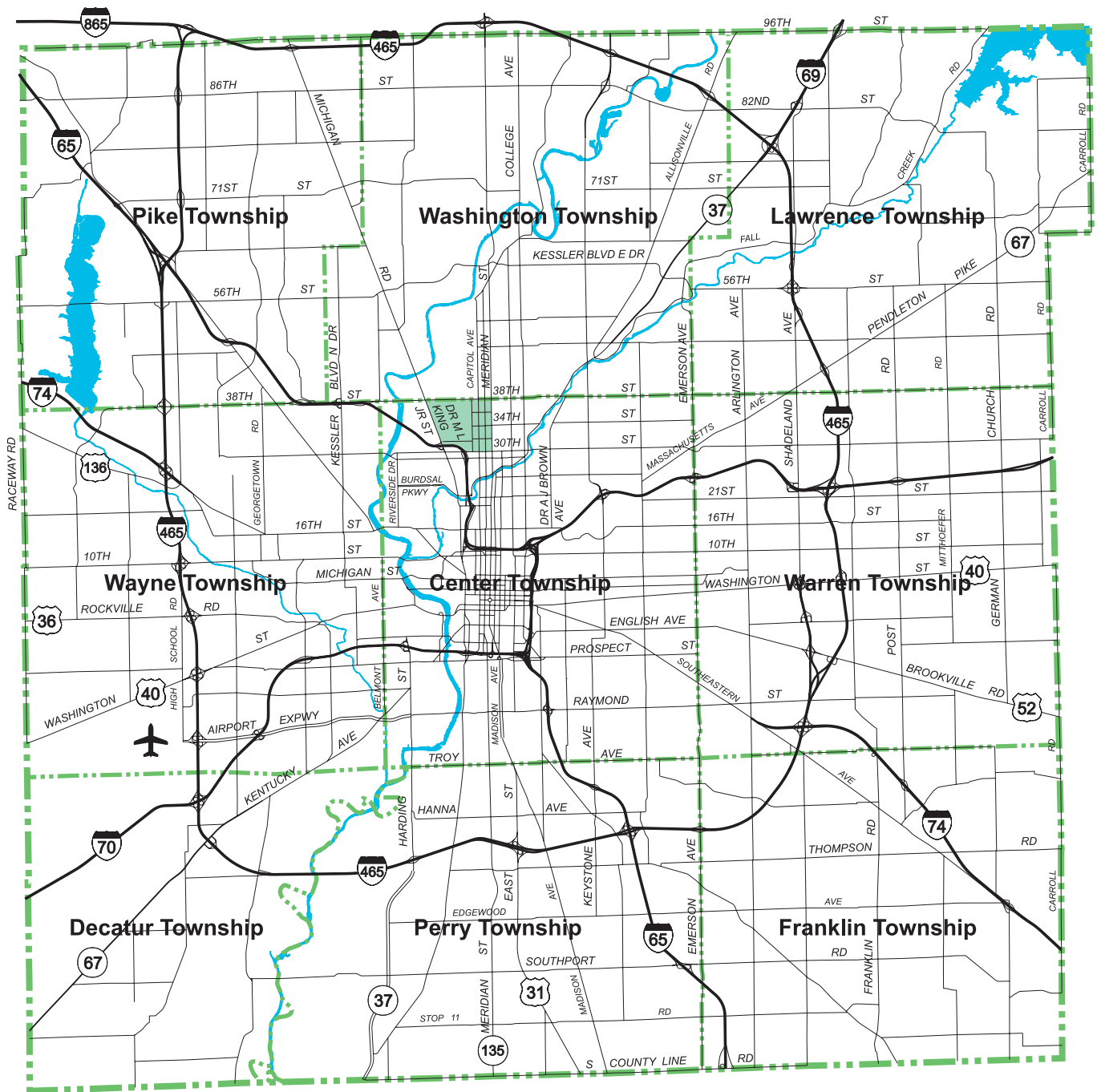
- *Northwest Gateway New Village Initiative-Final Report*, prepared by Strategic Development Group and Claire Bennett Associates, August 1998.
- *An Analysis of Retail Development in the Indianapolis Inner City*, Center for Urban Policy and the Environment, Indiana University-School of Public and Environmental Affairs, April, 1999.
- *An Analysis of Six Retail Locations in the Indianapolis Inner City*, Terzo and Bologna Inc., 1999.
- *Economic Development Strategy - The Children's District Concept*, 2000.
- *Challenges and Opportunities for Retail Development in the Indianapolis Near North Urban Area: Census Tracts 3510, 3515, 3516*, World-Class Industrial Network, 2001.

The *Economic Development Strategy - The Children's District Concept* mentions the need for Redevelopment Area designation for the neighborhood to facilitate housing rehabilitation efforts of community development corporations in the area. Redevelopment plans are best when based on a current neighborhood or sub area plan, which includes a land use plan for the area. It has been some years since a neighborhood plan was prepared for the Crown Hill neighborhood. For this reason, Division of Planning staff has combined all of the recent visioning and analysis work prepared for the neighborhood, and added demographic information plus a discussion of land use and zoning issues to produce this draft of the Crown Hill Neighborhood Plan for review by stakeholders in the area.

THE NEIGHBORHOOD SETTING

The neighborhood is primarily residential in character, but does include insurance companies, banking institutions, professional offices, the Children's Museum, and Winona Hospital. The area has fine single-family homes, and approximately one-third of all the residential units are in single-family homes. Crown Hill Cemetery is one of the largest and finest in the country.

The Crown Hill neighborhood was primarily developed between 1890 and 1939. The early residents were of German descent and many homes reflect the West European influence. The neighborhood features many amenities: quiet tree lined streets, the historically significant apartment buildings of "Apartment Row" extending from 30th to 38th Street on Meridian Street, the convenience of many professional and commercial enterprises, and easy access to downtown.



MAP 1 - CROWN HILL VICINITY
CROWN HILL NEIGHBORHOOD

The neighborhood has a current population of 3,887 residents housed in 1,830 of the neighborhood's 2,290 dwelling units. The Crown Hill neighborhood is reflective of middle-class 1900 to 1939 architecture. Many of the neighborhood's residents have lived and owned property in the neighborhood for many years.

The great majority of homes are wood frame, one or two-story structures, and were developed along the gridiron subdivision concept attracting homeowners who were not totally dependent upon public transportation. Illinois Street is probably the oldest street in the neighborhood. It began before 1866 as part of the Indianapolis and Westfield Gravel Road, which ran from the Mile Square to the Canal along Illinois and then veered east along the present Westfield Boulevard. 34th Street between Illinois Street and the Crown Hill Cemetery entrance was laid out in the 1860's or 1870's as a boulevard for funeral processions. An esplanade ran in the middle, which explains the unusual width of the street. Thus, both Illinois and 34th Streets pre-date the platting of the residential addition north of Fall Creek.

1990 AND 2000 CENSUS INFORMATION

TABLE 1 - 1990 AND 2000 CENSUS

General Information	1990	2000
Total Population	4,864	3,887
Persons Per Acre	6.9	5.5
Total Households	2,059	1,830
Race		
White	6%	8%
Black	92%	91%
American Indian and Alaskan Native	0%	0%
Asian, Hawaiian and Pacific Islander	2%	1%
Hispanic Origin	0.8%	0.8%
Age of Population		
Age 0 to 17	1,082	970
Age 18 to 64	2,872	2,366
Age 65 and Older	910	551
Housing Information		
Total Dwelling Units	2,446	2,290
Occupied Units	2,170	1,830
Vacant Units	276	460
Owner-Occupancy Rate	30%	29%

NEIGHBORHOOD ASSESSMENT

There have been recent successes in the Crown Hill neighborhood. These include:

- Construction of a new fire station to serve the neighborhood,
- Acquisition by Near North Development Corp. of the neighborhood's #1 brownfield site,
- Completion of a plan for redevelopment of 29th and Capitol brownfield sites,
- Completion of an economic impact study for Near North and Mapleton-Fall Creek,
- InfoZone library opening at the Children's Museum, and
- Closure of the nearby Citizen's Lodge through the Weed and Seed Initiative.

Assets

Crown Hill has many assets. Some notable ones are listed below:

- Location near downtown and access to the interstate freeway,
- Presence of major businesses, a hospital, and a community college in the area,
- Presence of the Children's Museum, a leading cultural institution,
- An active neighborhood association,
- Construction of an area fire station,
- Existing residential housing stock,
- Construction of a neighborhood garden at 3145 North Illinois Street,
- Housing revitalization which is moving north from Methodist Hospital to 29th Street, and
- Real estate investment opportunities.



New Fire Station 14

Challenges

There are challenges that should be dealt with in the neighborhood, including:

- Presence of crime and drugs,
- Environmental threats of combined sewer overflow problems, lead contamination, and brownfield sites,
- 249 of 400 single-family properties between 30th and 34th Streets owned by absentee landlords and an increasing prevalence of rental housing in the area,
- One-way streets,
- Inadequate code enforcement,
- Winona possibly changing ownership,
- Decaying/poor quality physical infrastructure,
- Poor public transportation service to neighborhood,
- A poor public perception of the neighborhood, and
- The physical and economic challenges of implementing elements of 29th/30th Street Revitalization Plan.

SAFETY

The Crown Hill neighborhood is a part of the Weed and Seed Initiative. As such, the community is working to make the neighborhood a safe place to live.

Goal

- To make the neighborhood a safe place to live, work, and play.

Partners

Indianapolis Police Department, The Prosecutor's Office, Indianapolis Department of Transportation, Local and State Health Boards, Local Hospitals, and State Liquor Board

Objectives	Anticipated Completion	Responsibility
1. Recruit crime watch block captains.	Ongoing	Crown Hill Neighborhood Association (CHNA) and Mid-North Weed and Seed
2. Target crime "hot spots."	Ongoing	CHNA, city government, and Mid-North Weed and Seed
3. Continue commitment to Mid-North Weed and Seed Initiative.	Ongoing	CHNA and Mid-North Weed and Seed
4. Work for expansion of bike patrol into the entire Crown Hill Neighborhood.	Ongoing	CHNA, Mid-North Weed and Seed, and Indianapolis Police Department

HOUSING

Owner-occupied homes are a key to neighborhood revitalization. The neighborhood has a below average percentage of homeowners. The owner-occupancy rate in Marion County is nearly 60 percent compared to the 30 percent in Crown Hill. Between 1990 and 2000 the number of vacant neighborhood housing units increased from 276 to 461, according to the Census. Based on recent field work, 110 of the neighborhood's 720 single-family homes (15 percent) and 48 of its 276 doubles (17 percent) are in need of significant repair. It is desirable that a program be developed by an agency, such as a community development corporation, to improve housing conditions and increase owner-occupancy in the neighborhood. The following goals and objectives are designed to accomplish this improvement:

Goals

- Assist homeowners with maintaining and restoring their property.
- Create a program to help new homeowners with down payments and improvements.

Partners

Area banks, Neighborhood Organizations, Local and State Health Departments, City Housing Advocates, Concerned Neighbors, Other Civic Organizations, Indiana Housing Finance Authority, Architects, Local Government Agencies, Churches, and Local Business People



New House

Objectives	Anticipated Completion	Responsibility
1. Secure funding for housing rehabilitation.	Ongoing	CHNA and a community development corporation
2. Acquire and demolish derelict houses in the neighborhood.	Ongoing	A community development corporation
3. Acquire and rehabilitate homes in the neighborhood and sell them to owner-occupants.	Ongoing	CHNA and a community development corporation
4. Establish a redevelopment area in the Crown Hill neighborhood so that a community development corporation can begin to deal with the problem housing in the neighborhood.	2002	CHNA and the City

URBAN DESIGN

The infrastructure of 29th, 30th, and 34th Streets (curbs, road pavement, sidewalks, signs, lighting, and other utilities) has deteriorated over time. Vacant and dilapidated structures add to visual blight causing a need for major visual changes to the Crown Hill neighborhood.

Several opportunities exist at 29th, 30th and 34th Streets to develop a strong and recognizable identity. Planning and design recommendations can include a mix of streetscape and entry treatments. A proposal for the beautification of the I-65 interchange and 29th and 30th Streets includes lighting and sculptural icons. Widening rights-of-way along 29th and 30th Streets could create additional green space for walkways and alleys of canopy and flowering trees.



Drawing of 34th and Illinois from Northwest Gateway-New Village Initiative-Final Report

34th Street is currently the site for several small businesses but has the potential to be developed into the Crown Hill's primary commercial district. 34th Street features historical architecture and green space. With modest rehabilitation efforts, these sites can serve as the anchors of a future commercial district. Landscaped medians, paved crosswalks, public gathering spaces, public art, and storefront enhancements will attract new residents adding vibrancy to the neighborhood.

The neighborhood has expressed a desire for overall improvement in the image of the neighborhood. In addition, neighborhood residents have pointed out the need for park land and a community center in the neighborhood.

Goals

- Improve the 29th and 30th Street corridors.
- Improve 34th Street from Meridian Street to Boulevard Place.
- Improve the overall appearance of the existing residential neighborhood.
- Create a neighborhood community center.
- Improve neighborhood identity.

Partners

Area Banks, Local and Adjacent Business Institutions, Indiana Department of Commerce, Indianapolis Parks Department, Residents, Neighborhood Organizations, State and Local Government, and Utility Companies

Objectives	Anticipated Completion	Responsibility
1. Clean up vacant lots and refuse.	Ongoing	City government
2. Improve the I-65 Interchange.	2002+	City government
3. Improve the 29th and 30th Street corridors.	2002+	CHNA, major businesses, and city government
4. Improve the 34th Street corridor from Meridian Street to Boulevard and entrance to Crown Hill Cemetery.	2002+	CHNA, major businesses, and city government
5. Develop Winona property west of The Children's Museum into a neighborhood park.	2002+	CHNA, major businesses, and city government
6. Establish a neighborhood community center.	2002+	CHNA, major businesses, and churches
7. Create neighborhood public art.	2002+	CHNA, city government, and major businesses
8. Hold seasonal neighborhood events.	2002+	CHNA and major businesses
9. Create and maintain additional neighborhood green space.	2002+	CHNA, major businesses, and city government
10. Create and implement neighborhood communications plan.	2002+	CHNA
11. Pursue street, curb, and sidewalk reconstruction where needed.	Ongoing	CHNA and city government
12. Modernize traffic signals and street lighting to improve safety.	2002-2005	City government
13. Improve business signs in the area.	2002-2005	Businesses
14. Improve landscaping in the area both on public and private property.	2002-2005	Property owners, city government, and Keep Indianapolis Beautiful

BUSINESS DEVELOPMENT

The neighborhood has a number of major businesses in the Meridian Street corridor. Yet there are relatively few smaller businesses in the area that can serve the needs of neighborhood residents, people employed in the area, or the significant number of visitors to the area.

The two retail studies prepared in 1999 (See Appendix A) conclude that even though there is significant unmet retail demand in the area around 34th and Illinois Streets:



Children's Museum

The market for development at 34th and Illinois will continue to be eclipsed by the 38th Street corridor until some specific use/tenant can be found for the intersection. Until then, the market will continue to not be strong, as it has in recent years, as reflected in periodic turnover of retail space that is now observed. This would be an ideal location for a destination use, perhaps as some sort of an outreach use which is related to either the hospital or museum.

In recent discussions regarding proposed land uses in the 34th Street corridor, the neighborhood has made the following suggestions:

1. Use the post office or another building in the corridor for a Crown Hill Neighborhood office or center, that would include:
 - a neighborhood labor pool (a way for people to help their neighbors),
 - a job training center for neighborhood,
 - a recreational facility for children, and
 - a neighborhood Senior Citizens center.
2. Establish small neighborhood serving businesses such as:
 - a laundromat,
 - a cleaners,
 - a bakery,
 - a convenience store, and
 - an alterations service,
 - an ironing center,
 - an upholstering shop,
 - a family photo shop.
3. Provide postal service of some sort even if it is a sub-station.
4. Provide a mixed-use development at 34th and Illinois that might include a movie theatre and grocery store.

It is recommended that mixed-use development anchored by destination retail with housing above be developed in the 30th and 34th Street corridors. In addition, some space should be provided for neighborhood serving retail uses that can be attracted to these locations.

Goals

- Attract businesses needed to serve local residents, workers, and visitors.
- Reinforce existing neighborhood-friendly businesses in the 30th and 34th Street corridors.
- House these businesses in existing and newly constructed mixed-use buildings that provide new apartments on upper floors.
- Support existing and new small businesses in the area.

Partners

Neighborhood Friends and Associates, The Neighborhood Organizations, Local Government Agencies, Other Civic Organizations, Local Business People, Church Groups, Indiana Department of Commerce, and Small Business Administration

Objectives	Anticipated Completion	Responsibility
1. Develop a program to make job openings known to residents.	1998-2003	CHNA and major businesses
2. Enable each small business to develop a business plan.	1998-2003	CHNA and business organizations
3. Create a management assistance program for small businesses.	1998-2003	CHNA, major businesses, and city government
4. Identify space on 34th Street for new retail and other commercial businesses.	1998-2003	CHNA and city government
5. Create low interest loan program for small businesses.	1998-2003	CHNA and business organizations
6. Revitalize 34th Street corridor as neighborhood commercial district. Develop new mixed-use buildings on vacant and underutilized properties in this corridor.	2002+	CHNA, major businesses, the neighborhood, and city government
7. Identify potential expansion opportunities for major institutions and businesses.	2002+	CHNA, city government, and major businesses
8. Create business development with major institutions and businesses.	2002+	Major businesses and CHNA
9. Initiate a façade improvement program for commercial buildings in the area.	2002-2005	CHNA and city government
10. Continue with environmental remediation of brownfield properties.	2002+	Near North Development Corporation
11. As much as possible, involve neighborhood residents and businesses in new development in the neighborhood.	2002+	CHNA, city government, and major businesses

EMPLOYMENT

Creating employment opportunities is critical to the survival of the neighborhood. The neighborhood has significantly higher levels of unemployment and lower levels of income than the county average. Employment levels must be improved for neighborhood stabilization. This component is tied closely with other elements of the plan such as business development. As more businesses develop in the neighborhood, more employment opportunities will be created for neighborhood residents and others.

Goals

- Help residents improve their employment opportunities.
- Provide job and life skills training.

Partners

Indianapolis Private Industry Council, Indiana Department of Workforce Development, IVY Tech State College, and IUPUI

Objectives	Anticipated Completion	Responsibility
1. Create a neighborhood employment program with major institutions and businesses.	2002+	CHNA and major businesses
2. Develop a Life Skills training program for residents.	2002+	CHNA, the neighborhood, and major businesses
3. Develop a job skills training program for residents.	2002+	CHNA, the neighborhood, and major businesses
4. Promote an academic skills improvement program for residents.	2002+	CHNA and major businesses
5. Identify employment opportunities and obstacles outside of the neighborhood.	2002+	CHNA and city government

COMMUNICATIONS

Successful revitalization of the Crown Hill neighborhood will require open communication between the varied entities and individuals involved. The CHNA will work to keep all of the stakeholders informed throughout the life of this revitalization plan.

Goals

- Inform the community about the neighborhood plan.
- Continue to keep stakeholders informed periodically.

Objectives	Anticipated Completion	Responsibility
1. Maintain close working relationship with neighborhood associations.	Completed	CHNA
2. Ensure that neighbors have regular and continued input associated with the revitalization process.	Completed	CHNA
3. Keep community and partners informed of revitalization process.	Completed	CHNA

EXTERIOR BUILDING CONDITIONS SURVEY

Each primary building was surveyed and rated for its exterior building condition. Primary buildings include all buildings such as houses, apartment buildings, stores, churches, factory buildings, etc. but not secondary buildings such as garages and small sheds on house lots. The buildings were categorized as described in the following:

Excellent - The building is in sound condition and does not need any paint or repairs.

Superficial Repairs - The building needs normal maintenance painting or repairs: exterior walls - peeling paint on less than 50 percent of the structure; windows, sashes, and door frames - missing storm inserts, missing or torn screens; gutters and downspouts - rusty, peeling paint, missing sections.

Minor Rehabilitation - The building needs painting or repairs beyond normal maintenance but does not need repairs of a structural nature: exterior walls - peeling paint on more than 50 percent of the structure; foundation - small cracks (hairline); roof - loose or missing shingles, obvious wear; windows, sashes, door frames - cracked glass, missing storm inserts; chimney - small cracks; gutters and downspouts - rusty, peeling paint, dents, missing sections or completely absent; porch - small cracks.

Major Rehabilitation - The building needs structural repairs as well as possibly other minor repairs: exterior walls - leaning, extensive rotting material, loose masonry; foundation - settling, crumbling, loose masonry; roof - sagging, rotting material; windows, sashes, door frames - doors or windows missing; chimney - leaning; gutters and downspouts - rusted or rotted material, missing sections or completely absent; porch - rails or banisters missing, separation (pulling away) from main structure.

Dilapidated - The building needs extensive structural repairs, has suffered major fire damage, or is uninhabitable: exterior walls - leaning or bulging, large holes, rotting and missing material; foundation - uneven, settlement, sinking, large cracks, missing bricks, large holes, out of plumb; roof: - extreme sagging, warping, rotting material, large holes; windows, sashes, door frames - broken or missing glass, boarded windows, rotten or rusted materials, distorted frames, doors or windows missing; chimney - leaning, missing bricks, missing or collapsed portions, missing mortar; gutters and downspouts - rusted or rotted material, holes, sagging, missing sections or completely absent; porch - rails or banisters missing, floor collapsed, separation (pulling away) from main structure, missing sections.

The following table is based on field work done in the Crown Hill Neighborhood in the spring of 2002:

TABLE 2 - EXTERIOR BUILDING CONDITIONS

Building Condition Category	Acres	Number of Parcels	Maximum	Minimum	Average Size
Excellent Condition	80.92	420	3.88	0.03	0.19
Superficial Repairs Needed	77.89	646	1.11	0.01	0.12
Minor Rehabilitation Needed	20.63	181	0.36	0.03	0.11
Minor Rehabilitation Needed	0.12	1	0.12	0.12	0.12
Dilapidated Condition	0.60	5	0.12	0.12	0.12

LAND USE PLAN

The land use plan for the Crown Hill neighborhood is designed as an update to portions of the Comprehensive Plan for Marion County for Center Township.

LAND USE DEFINITIONS

Land use plans make recommendations that address issues and concerns of residents and property owners in the neighborhood. The premise for developing a land use plan is the protection of health, safety, and welfare of residents and the rights of property owners established in law.

Recommending land uses on a plan does not mean the land will automatically change to the recommended uses. Rather, the plan will serve as a guide for future development. When zoning variance and rezoning cases are being considered by the Metropolitan Development Commission, information from the land use plan will be used to substantiate the desirability of a use for a particular site.

The following describes typical uses that may be found in each land use category. Some uses may be subject to certain restrictions or limitations by zoning. The appropriate ordinances should also be consulted.

LOW DENSITY RESIDENTIAL:

- 3 - 15 Dwelling units per acre. Single-family and two-family houses.

MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL:

- 16-25 Dwelling units per acre. Multi-family apartments.

HIGH DENSITY MULTI-FAMILY RESIDENTIAL:

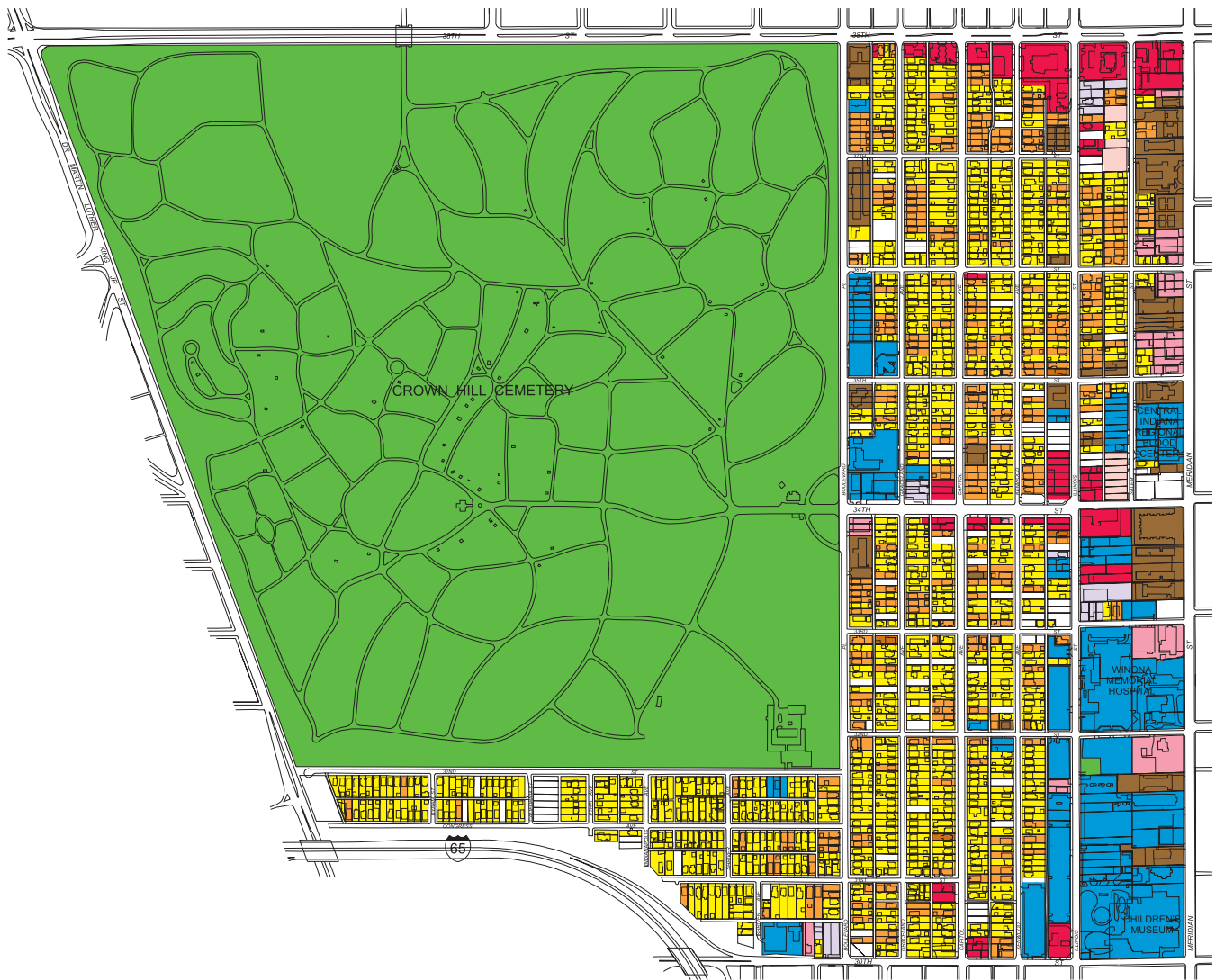
- 26+ Dwelling units per acre. Multi-family apartments.

COMMERCIAL OFFICE:












- Uses such as medical services, insurance, real estate, legal services, and other similar office uses.

COMMERCIAL RETAIL AND SERVICE:

- **Neighborhood Shopping:** Shopping areas that serve the shopping needs of area residents. Grocery stores and pharmacies are examples of stores in a neighborhood shopping area.
- **Community-Regional Shopping:** Commercial center serving an area larger than just the surrounding neighborhood.



**MAP 3 - EXISTING LAND USE
CROWN HILL NEIGHBORHOOD**

	SINGLE-FAMILY RESIDENTIAL		COMMERCIAL OFFICE
	TWO-FAMILY RESIDENTIAL		COMMERCIAL RETAIL AND SERVICE
	MEDIUM DENSITY RESIDENTIAL		LIGHT INDUSTRIAL
	HIGH DENSITY RESIDENTIAL		PARKING LOT
	SPECIAL USE		VACANT LOT
	PARKS AND OPEN SPACE		

SPECIAL USE:

- Churches, schools, government property, power substations, switching stations, non-profit agencies, nursing homes, hospitals, and union halls are examples.

PARKS AND OPEN SPACE:

- Public and private parks and permanent open space including cemeteries.

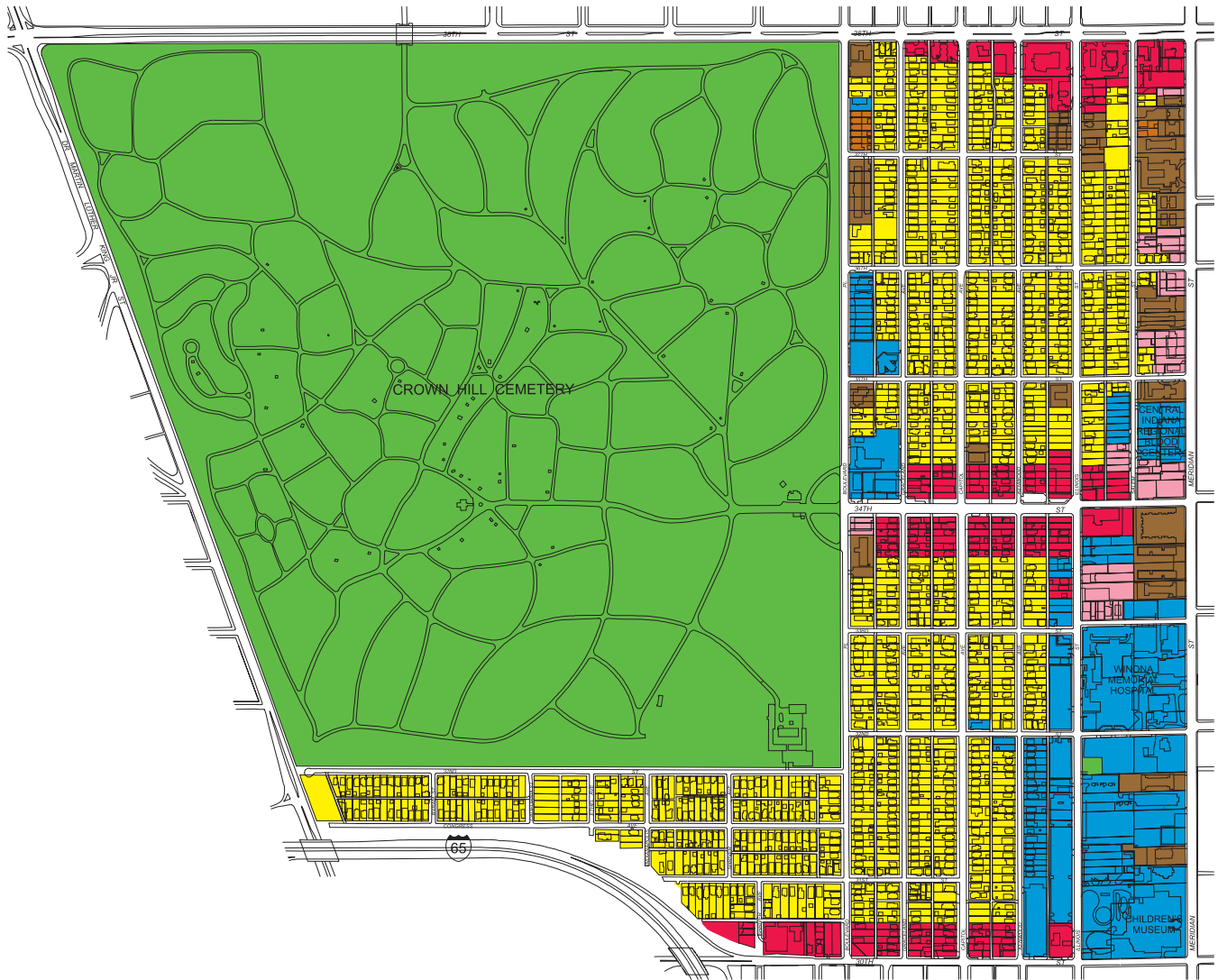
LIGHT INDUSTRIAL:

- Industries that usually do not create objectionable characteristics that extend beyond their property lines.


The following table is based on field work done in the Crown Hill Neighborhood in the spring of 2002:

TABLE 3 - EXISTING LAND USE

Land Use Category	Acres	Number of Parcels	Maximum	Minimum	Average Size
Single-Family Residential	93.51	819	0.75	0.01	0.11
Two-Family Residential	29.17	251	0.23	0.03	0.12
Medium Density Residential	0.69	6	0.15	0.06	0.12
High Density Residential	15.51	44	1.46	0.04	0.35
Commercial Office	6.21	27	1.46	0.02	0.23
Commercial Retail and Service	12.33	57	1.35	0.03	0.22
Special Use	39.24	118	3.88	0.03	0.33
Parks and Open Space	374.1	2	373.58	0.52	187.05
Light Industrial	2.97	17	0.73	0.03	0.17
Parking Lot	0.84	7	0.12	0.12	0.12
Vacant Lot	11.99	97	0.39	0.02	0.12



**MAP 4 - LAND USE PLAN
CROWN HILL NEIGHBORHOOD**

	LOW DENSITY RESIDENTIAL		COMMERCIAL OFFICE
	MEDIUM DENSITY RESIDENTIAL		COMMERCIAL RETAIL AND SERVICE
	HIGH DENSITY RESIDENTIAL		SPECIAL USE
			PARKS AND OPEN SPACE

ZONING PLAN

After reviewing current zoning and recommendations for future land use, a zoning plan was developed. The recommended zoning changes in this plan are to be used only as an indication of the desirable zoning of sites in the Crown Hill Neighborhood. It should not be inferred from the zoning plan that recommending zoning classifications automatically bestows new regulations on property. Zoning decisions are made through the petitioning process and must be heard and voted upon by the Metropolitan Development Commission. Zoning recommendations in this plan can not be used to justify land use when seeking development permits. Realistically, the zoning plan is a guide for incremental change, not a mandate for immediate action.

Some of the recommended zoning changes for the Crown Hill Neighborhood are designed to properly designate various properties whose uses, although appropriate, are not supported by the proper zoning classifications. The other zoning recommendations provide direction for development on vacant land and areas in transition to a different use based on the recommendations of the land use plan. An effort was made to separate incompatible uses through buffering and transitional uses.

ZONING DEFINITIONS

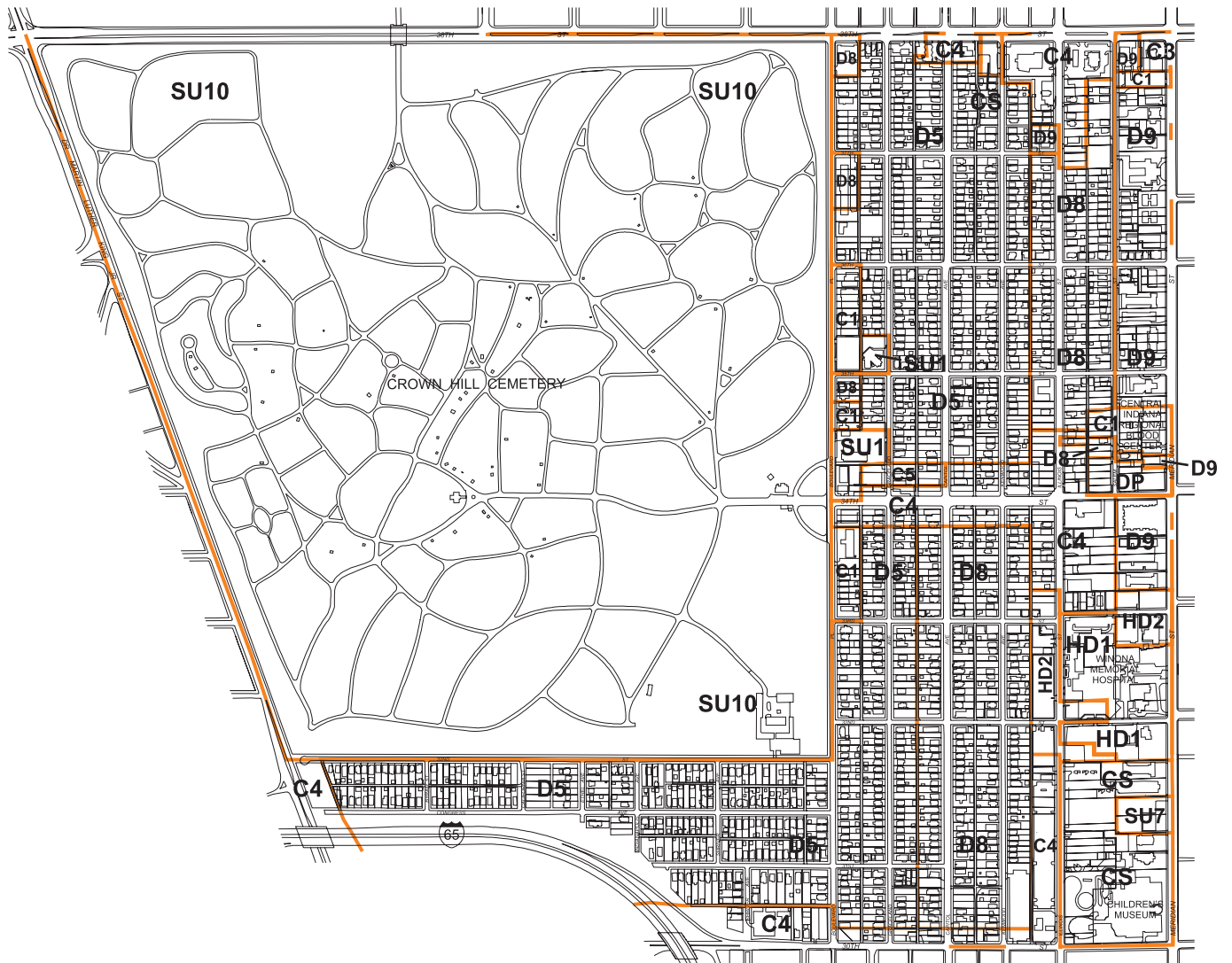
The following section describes zoning districts recommended in the zoning plan.

DWELLING DISTRICTS:

- **D5** - Medium-High Density Single-Family. Permitted are single and two-family dwellings.
- **D8** - Urban Single and Multi-Family. Located in areas experiencing renewal by either public action or natural process. Permitted is a full range of residential development, including single-family, two-family, and multi-family. Maximum height of buildings is 35 feet.
- **D9** - High Density Multi-Family. Permits low-rise to high-rise high-density multi-family apartments. Maximum height of buildings is unlimited.

COMMERCIAL DISTRICTS:

- **C1** - Office Buffer District. Exclusive office district.
- **C2** - Office-Apartment District. Permits C1 uses and multi-family dwellings subject to certain D8 dwelling district standards.
- **C3** - Neighborhood Commercial. Permits a range of indoor retail sales and personal, professional, and business services in a neighborhood. Most C1 uses are permitted plus gas stations and convenience markets are permitted with restrictions. Carryout food establishments or restaurants are permitted, but does not permit outdoor seating.



**MAP 5 - EXISTING ZONING
CROWN HILL NEIGHBORHOOD**

D5	Medium-High Density Single-Family	C1	Office Buffer
D8	Urban Single and Multi-Family	C3	Neighborhood Commercial
D9	High Density Multi-Family	C4	Community-Regional Commercial
DP	Planned Unit Development	C5	General Commercial
SU1	Church	CS	Special Commercial
SU7	Charitable and Philanthropic	HD1	Hospital District One
SU10	Cemetery	HD2	Hospital District Two

- **C4** - Community-Regional Commercial. Permits business groupings and regional shopping centers. Permits most C1 and C3 uses as well as department and discount department stores.
- **CS** - Special Commercial. Permits a unique combination of uses, commercial and non-commercial, in a planned development. Intended to encourage greater creativity in land planning, superior site and structural design and development.

SPECIAL USE DISTRICTS:

- **SU1** - Churches.
- **SU7** - Charitable and Philanthropic Institutions.
- **SU9** - Buildings and Grounds Used by Any Department of Local, State, or Federal Government.
- **SU10** - Cemeteries.
- **SU34** - Clubs or Lodges.

HOSPITAL DISTRICTS:

- **HD1** - Hospital District One. Permits and facilitates the development, expansion, and modernization of a hospital complex.
- **HD2** - Hospital District Two. Permits and facilitates the logical association of a diversity of land uses in close proximity to a major hospital complex.



MAP 6 - ZONING PLAN CROWN HILL NEIGHBORHOOD

D5	Medium-High Density Single-Family	C1	Office Buffer
D8	Urban Single and Multi-Family	C2	Office-Apartment District
D9	High Density Multi-Family	C3	Neighborhood Commercial
SU1	Church	C4	Community-Regional Commercial
SU7	Charitable and Philanthropic	CS	Special Commercial
SU9	Government	HD1	Hospital District One
SU10	Cemetery	HD2	Hospital District Two
SU34	Club or Lodge		

APPENDIX A

RETAIL STUDIES

Excerpts from *An Analysis of Retail Development in the Indianapolis Inner City*, Center for Urban Policy and the Environment, Indiana University-School of Public and Environmental Affairs, April, 1999.

Editor's Note: This study examined six inner city retail sites, one of which was the 34th and Illinois commercial node.

Although this Market Area consists of fewer census tracts (two) and acres (1,764) than any other Market Area, it is the most densely populated (1.80 households per acre). Located in the north-central portion of Center Township, the 34th and Illinois Market Area generally is bounded at the east by Central Avenue and Pennsylvania Street, at the north by 38th Street, at the south by 30th Street, and at the west by Crown Hill Cemetery. Both tracts lie in the Northern Quadrant of the retail study area. (The Northern Quadrant is generally that portion of Center Township north of I-70 and I-65 and also includes the center of the United Northwest Area and Midtown.)

Number and Proportion of Establishments by Retail Market Category

Retail Market Category	34th and Illinois	
	Number of Establishments	Percent of Establishments
Alcoholic beverages	1	1.9%
Apparel and apparel care services	1	1.9%
Drug stores	0	0.0%
Entertainment	3	5.8%
Food at home	4	7.7%
Food away from home	6	11.5%
Gasoline service stations	1	1.9%
Household furnishings and equipment	0	0.0%
Personal care services	33	63.5%
Vehicle maintenance and repair	3	5.8%
Totals	52	100.0%

Source: MarketPlace 4.0 (April-June 1998), Waltham, MA: Dun & Bradstreet Information Services.

Number and Proportion of Employees by Retail Market Category

Retail Market Category	34th and Illinois	
	Number of Employees	Percent of Employees
Alcoholic beverages	3	1.4%
Apparel and apparel care services	3	1.4%
Drug stores	0	0.0%
Entertainment	8	3.6%
Food at home	9	4.1%
Food away from home	70	31.7%
Gasoline service stations	8	3.6%
Household furnishings and equipment	0	0.0%
Personal care services	115	52.0%
Vehicle maintenance and repair	5	2.2%
Totals	221	100.0%

Source: MarketPlace 4.0 (April-June 1998), Waltham, MA: Dun & Bradstreet Information Services.

The retail market of this Market Area is only slightly larger than that of the 28th-30th and MLK Jr. Market Area. Nearly two-thirds of this Market Area's retail establishments – the greatest proportion among Market Areas – provide personal care services (63.5 percent). These 33 establishments employ more than one-half of the 221 retail workers (52 percent) in this Market Area. The second most prevalent type of establishment is restaurants, of which there are six that employ 70 workers (31.7 percent). There are no drug stores or household furnishing and equipment stores in this Market Area.

Most of the 2,977 households in this Market Area in 1990 consisted of one person (42.2 percent), with fewer households consisting of two people (26.9 percent), 3-4 people (18.9 percent), and five or more people (12 percent). Nearly three-quarters of its 3,137 occupied housing units (74.2 percent) were renter-occupied.

Number and Size of Households

Retail Market	Number of Households (1990)	Percent of All Households (1990)				
		One-Person Households	Two-Person Households	3-4 Person Households	5+ Person Households	All Households
34th and Illinois	2,977	42.2%	26.9%	18.9%	12.0%	100.0%

Source: US. Census Bureau, Summary Tape File 1A (1990)

Number and Occupancy Status of Occupied Housing Units

Retail Market	Number of Occupied Housing Units (1990)	Percent of All Households (1990)		
		Owner-Occupied	Renter-Occupied	All Households
34th and Illinois	3,137	25.8%	74.2%	100.0%

Source: US. Census Bureau, Summary Tape File 1A (1990)

The following table shows that retail establishments in the 34th and Illinois Market Area report \$9 million in annual sales, or \$21.3 million less than Market Area households spend on retail goods and services every year. As in the 28th-30th and MLK Jr. Market Area, establishments in eight of the ten retail market categories in this Market Area report less than \$1 million in annual sales. Only two types of establishments – personal care service providers (\$3.6 million) and restaurants (\$3.1 million) – report more than \$1 million. As a result, gaps between sales and expenditures in this Market Area include nine consumer spending surpluses (more than in any other Market Area) and one consumer spending deficit (personal care services). The largest spending surpluses are on groceries (\$8.5 million) and apparel and apparel care (\$4.4 million). Surpluses in the remaining seven retail market categories range from \$207,000 on alcoholic beverages to \$2.8 million on entertainment. The consumer spending surplus for all retail goods and services in the 34th and Illinois Market Area is \$6,716 for each household and \$12,096 for each acre.

Retail Sales Versus Retail Expenditures Within the 34th Street and Illinois Street Market Area by Retail Market Category

Retail Market Category	Estimated Sales (1997-98)	Estimated Expenditures (1998)	Differential (Sales - Expenditures)	Differential Per Household*	Differential Per Acre**
Alcoholic beverages	\$100,000	\$307,240	-\$207,240	-\$65.23	-\$117.48
Apparel and apparel care services	\$100,000	\$4,484,565	-\$4,384,565	-\$1,380.10	-\$2,485.58
Drug stores	\$0	\$1,397,750	-\$1,397,750	-\$439.96	-\$792.38
Entertainment	\$300,000	\$3,132,475	-\$2,832,475	-\$891.56	-\$1,605.71
Food at home	\$600,000	\$9,129,250	-\$8,529,250	-\$2,684.69	-\$4,835.18
Food away from home	\$3,053,260	\$4,246,920	-\$1,193,660	-\$375.72	-\$676.68
Gasoline service stations	\$900,000	\$2,394,520	-\$1,494,520	-\$470.42	-\$847.23
Household furnishings and equipment	\$0	\$1,872,020	-\$1,872,020	-\$589.24	-\$1,061.24
Personal care services	\$3,600,000	\$730,900	+\$2,869,100	+\$903.08	+\$1,626.47
Vehicle maintenance and repair	\$300,000	\$2,594,360	-\$2,294,360	-\$722.18	-\$1,300.66
Totals	\$8,953,260	\$30,290,000	-\$21,336,740	-\$6,716.02	-\$12,095.67

* Based on 1998 household estimates by Claritas Inc.

**Based on acreage estimates provided by the City of Indianapolis Department of Metropolitan Development

Sources: Marketplace 4.0 (April-June 1998), Waltham, MA: Dun & Bradstreet Information Services; Consumer CLOUT Database (1998), Ithaca, NY: Claritas Inc.

Consumer Spending Surpluses (in Dollars Per Household) in 10 Retail Market Categories

Retail Market Category	34th and Illinois
Alcoholic beverages	\$65
Apparel and apparel care services	\$1,380
Drug stores	\$440
Entertainment	\$892
Food at home	\$2,685
Food away from home	\$376
Gasoline service stations	\$470
Household furnishings and equipment	\$589
Personal care services	
Vehicle maintenance and repair	\$722
Net consumer spending surpluses (see NOTE below)	\$6,116

NOTE: Net consumer spending surpluses are not the sums of the consumer surplus numbers shown in individual columns. The totals reflect the sum of the consumer spending surpluses and deficits. Deficit numbers are not shown. Therefore, the total consumer spending surplus figures in the last row are net consumer spending surplus estimates that take into consideration both consumer spending surpluses and deficits in each market area.

Excerpts from *An Analysis of Six Retail Locations in the Indianapolis Inner City*, Terzo and Bologna Inc., 1999.

Editor's Note: This study examined six inner city retail sites, one of which was the 34th and Illinois commercial node.

Property: The subject site is located on the near north side. More specifically, the analysis for this site focused on the intersection of West 34th Street and North Illinois Street.

Boundaries:

North: Residential area north of West 34th Street

South: Residential area south of West 34th Street

East: Salem Street

West: Kenwood Avenue

Linkages: Illinois Street is a major south to north one-way thoroughfare, which carries traffic from downtown to the near north side. West 34th Street is a two-way east/west secondary arterial.

Street Condition: Illinois Street: Four lane, asphalt paved, with concrete sidewalks and curbs. West 34th Street: Four lane, asphalt paved, which allows two lanes in each direction.

On-Street Parking: There is on-street parking available along Illinois Street except between the hours of 3-6 pm. Many of the buildings in this location are older and were not developed

Department of Metropolitan Development
Division of Planning

with available off-street parking. Street parking is typical, although some vacant lots are used for off-street parking in support of retail uses.

Typical Building Description: The area is characterized by older, brick, single and two-story commercial buildings. Many of the buildings in the subject area are in need of renovations and consequently, are currently vacant.

New Development in Area: None

Major Retail in Subject Area: None

Major Facilities in Surrounding Area: The Children's Museum, Winona Hospital, Indianapolis Life Insurance, Central Indiana Regional Blood Center

Total Retail Type Uses or Potential Uses in Subject Area: 87,506 Sq. Ft. Gross Land Area (SF/GLA)

Total Vacant Land Area For Potential Retail Development: 66,040 Gross Sq. Ft. (GSF)

Age of Improvements: The retail buildings within this location range in age from 1924 to 1989, with the majority of the buildings being developed in the 1930's and 1940's.

Overview: Many of the buildings associated with this location are vacant or at least partially vacant and would require substantial renovations to help attract future tenants and consumers. Additionally, the lack of available parking associated with a majority of the older buildings would need to be addressed with future development/redevelopment plans. Tenants and residents in the area reported concerns with regard to the lack of street lighting and perceived security issues.

Retail Summary Chart for the Intersection of 34th and Illinois Street

Retail Market Category	Retail SF/GLA	Site Size (GSF)	Current Use	On-Site Parking
Alcoholic Beverages:				
None associated with this retail location				
Apparel and Apparel Care Services:				
3360-3364 North Illinois Street	2,809	9,504*	Dry Cleaners	No
3373 North Illinois Street	1,888	48,153*	Laundromat	Yes
Sub Total	4,697	57,657		
Drug Stores:				
None associated with this retail location				
Entertainment:				
3373 North Illinois Street	1,888	**	Arcade	Yes
3354 North Illinois Street	768	5,280	Flower Shop	No
123 West 34th Street	580	4,752*	Pager Store	No
Sub Total	3,236	10,032		

* Total site size for multi tenant building

**Previously included in above total site size

Retail Summary Chart for the Intersection of 34th and Illinois Street (Cont'd.)

Retail Market Category	Retail SF/GLA	Site Size (GSF)	Current Use	On-Site Parking
Food at Home:				
3373 North Illinois Street	1,888	**	Convenience Store	Yes
123 West 34th Street	580	**	Convenience Store	No
Sub Total	2,468			
Food Away From Home:				
123 West 34th Street	580	**	Restaurant	No
Gasoline Service Stations:				
None associated with this retail location				
Household Furnishings and Equipment:				
123 West 34th Street	580	**	TV Repair	No
Personal Care Services:				
3373 North Illinois Street	1,888	**	Hair Salon	Yes
123 West 34th Street	580	**	Hair Salon	No
123 West 34th Street	580	**	Barber Shop	No
Sub Total	3,048			
Vehicle Maintenance and Repair:				
None associated with this retail location				
Vacant/Partially Vacant Buildings:				
3360-3364 North Illinois Street	2,809	**	Vacant	No
3373 North Illinois Street	3,776	**	Vacant	Yes
3345 North Illinois Street	19,256		Vacant	Yes
3401-3419 North Illinois Street	17,823	15,507	Vacant	No
3402-3408 North Illinois Street	28,128	16,220	Vacant	No
Sub Total	71,792	31,727		
Vacant Land:				
3400 North Illinois Street	N/A	9,240	Unimproved	N/A
Site north of 3401-3419 North Illinois Street	N/A	18,000	Unimproved	N/A
Site north of 3402-3408 North Illinois Street	N/A	18,000	Unimproved	N/A
3402-3416 North Salem Street	N/A	20,800	Unimproved	N/A
Sub Total		66,040		
Single-Family Homes in Primary Location:				
3350 North Illinois Street	1,105	5,280	Single-family	No
Totals	87,506	170,736		

* Total site size for multi tenant building

**Previously included in above total site size

The intersection of 34th and Illinois proposes somewhat of a retail development dilemma. The 38th Street corridor to the north continues to experience retail investment, with the latest being the relocation of the CVS to 38th and Illinois, adjacent to a new Burger King. The sales and expenditures reported for this market area appeared to be somewhat skewed by the 38th Street activity, since 38th Street forms the northern boundary of the defined market area. Thus, the sales and expenditure in this fairly vibrant 38th Street corridor are not necessarily transferable to the intersection of 34th and Illinois. The market for development at 34th and Illinois will continue to be eclipsed by the 38th Street corridor until some specific use/tenant can be found for the intersection. Until then, the market will continue to not be strong, as it has in recent years, as reflected in periodic turnover of retail space that is now observed. This would be an ideal location for a destination use, perhaps as some sort of an outreach use which is related to either the hospital or museum. It is also possible that through redevelopment and conversion of the existing vacant commercial structures, some residential use may be possible.

APPENDIX B

DESCRIPTION OF REDEVELOPMENT AREA ACTIVITY

Redevelopment activities are provided for in the Indiana State Code 36-7-15.1-1.1 through 36-7-15.1-37.2. The following list was taken from the UNWA Redevelopment Plan and is an example of redevelopment activities:

1. The preservation, rehabilitation and reuse of existing structures and construction of new structures furthers the local objective of promoting residential/commercial growth.
2. The investment in infrastructure and other improvements within the project area will revitalize and spur new commercial growth in this traditional residential/commercial area of the City.
3. The improvement of public ways, streets, utility connections and other public or semi-public facilities within the project area will stimulate the growth and rehabilitate the project area, which will benefit public health and welfare.
4. The revitalization and encouragement of growth of residential/commercial business enterprises within the project area will increase the property tax base and stimulate new job opportunities for City dwellers.
5. The increased business activity and revitalization of existing property will serve to protect the economic value of surrounding properties and maximize land uses.

The Crown Hill Plan could focus on new construction and acquisition of deteriorated properties. Any property that meets any one of the following conditions will be exempted from acquisition:

- a. Residential property which is owner-occupied, including “contract sales” properties.
- b. Property with improvements which is rated as “Excellent” in building condition. Condition shall be as determined by using the criteria contained in the Building Condition section of the Document.
- c. Commercial property which is occupied by a legally established active business. The Business shall: (1) operate consistent with Marion County Health and Hospital Regulations and Zoning Regulations, (2) be legally established, and (3) have some manner of owner participation in operation.

At the time when specific implementation activities are undertaken, property owners who would be affected by the activity will be contacted to establish the occupancy, ownership, and building condition. Any property meeting any one of the above conditions would be exempted upon the request of the property owner.

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Others attending Crown Hill Neighborhood Association meetings

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